LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Comprehensive Plan Conformity DATE: January 2, 2002

#01005 North 27th Street BID

PROPOSAL: The Urban Development Department requests a business improvement district for the North 27th Street Redevelopment Area. The Planning Commission is required to review the conformity of the District with the Comprehensive Plan.

CONCLUSION: The Business Improvement District is in conformance with the Comprehensive Plan and Redevelopment Plan for the area.

RECOMMENDATION:

In conformance with the Comprehensive Plan.

GENERAL INFORMATION:

APPLICANT: Marc Wullschleger, Director

Urban Development Department 129 N. 10th Street, Suite 110

(402)441-7606

CONTACT: Wynn Hjermstad,

Urban Development (402)441-7606

LOCATION: Generally located on North 27th Street, north from "O" Street to Fair Street,

more or less.

COMPREHENSIVE PLAN SPECIFICATIONS:

The Comprehensive Plan identifies many strategies for traditional business districts including; (pg 62-63)

- Encourage organization of business groups in traditional business districts to create cooperative marketing and improvement programs
- Improve the public environment through the use of Business Improvement Districts, leveraged with other public funds where appropriate. Improvements can include public parking, pedestrian improvements, thematic lighting and other features.

HISTORY: An amendment to the North 27th Street Redevelopment Plan to include the demolition of the Old Midas Building was found in conformance with the Comprehensive Plan by the Planning Commission and was approved by the City Council on **August 13**, **2001**.

C.P.C. #01005 PAGE 2
North 27th Street Business Improvement District

An amendment to the North 27th Street Redevelopment Plan to demolish a building called the broom factory on the west side of N 27th Street between "X" and "Y" Streets was found in conformance with the Comprehensive Plan by the Planning Commission and was approved by the City Council on **October 16, 2000**.

The North 27th Street Redevelopment Plan was found in conformance with the Comprehensive Plan by Planning Commission and was approved by the City Council on **March 16, 1998**.

ANALYSIS:

- 1. Section 19-4024 of the Business Improvement District Act provides that the City Council may create business improvement districts, after review of the Planning Commission.
- 2. The business improvement district is in conformance with the Comprehensive Plan and with the Redevelopment Plan for the area.
- 3. The Public Works & Utilities Department has no objection to the creation of a business improvement district.

Prepared by:

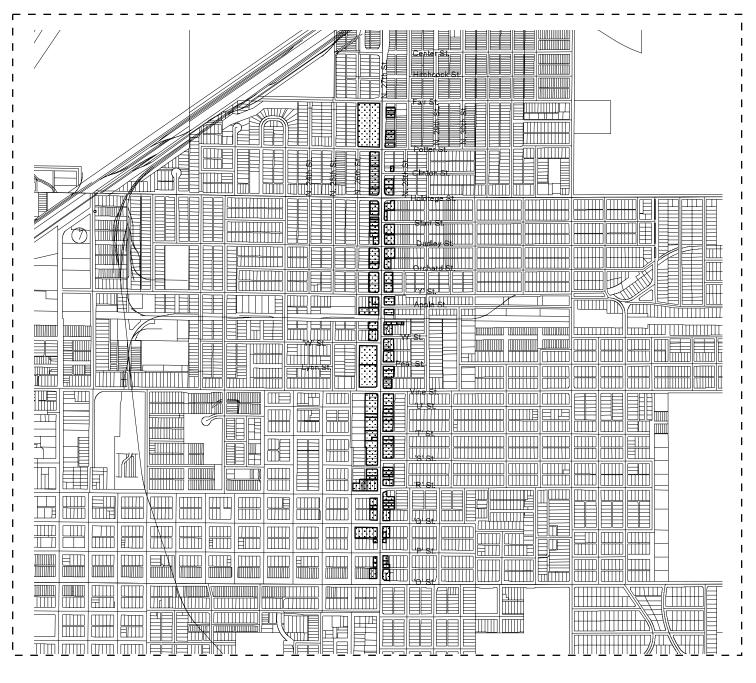
Becky Horner
Planner

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Comp. Plan Conformance #01005 N. 27th St. B.I.D.





Comp. Plan Conformance #01005 N. 27th St. B.I.D.



Areas of Application

Four Square Miles Sec. 13 & 24 T10N R6E 18 & 19 T10N R7E

Zoning: R-1 to R-8

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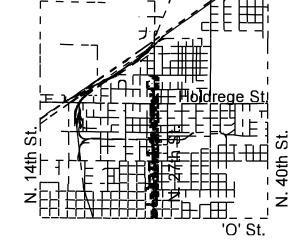
Agricultural Residential District Residential Convervation District AGR Office District Suburban Office District Office Park District Residential Transition District Local Business District Planned Neighborhood Business District Commercial District Lincoln Center Business District Planned Regional Business District Interstate Commercial District Highway Business District Highway Commercial District General Commercial District

Industrial District Industrial Park District Employment Center District

Residential District

Agricultural District





Adams St.

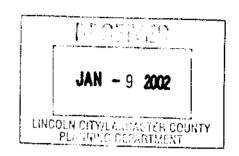
City Limit Jurisdiction

Public Use District m:\plan\arcview\02cpc\cpc01005 Lincoln City - Lancaster County Planning Dept.



Nebraska's Capital City

January 8, 2002



Lincoln-Lancaster County
Planning Commission
c/o Planning Department
555 So. 10th Street
Lincoln. NE 68508

Dear Planning Commission Members:

This is to request your approval of the creation of a business improvement district on North 27th Street, Fair to "O".

Streetscape improvements are one facet of the overall North 27th Street Redevelopment plan, which was reviewed by the Planning Commission, and found to be in compliance with the Comprehensive Plan in February of 1998. The plan was subsequently approved by the City Council on March 16, 1998. The North 27th Street Redevelopment Plan included the streetscape project at the time of city review and approval.

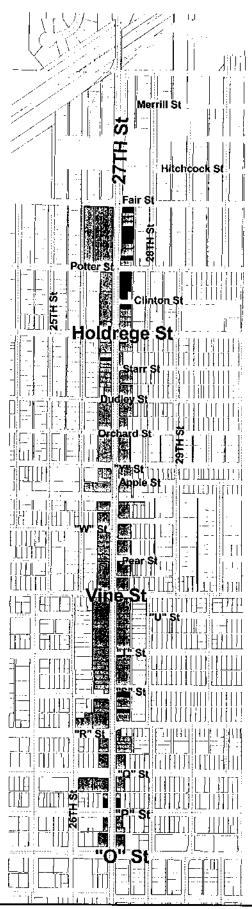
Although implementation of the public improvements has been funded with tax increment financing, funding for ongoing maintenance of these improvements will need to be accomplished through assessments under a business improvement district. The North 27th Street Business Improvement Board now asks your approval of this request to enable them to continue efforts to improve the area.

Thank you,

Bradd Schmeichel

BMOD SC

Community Development Specialist



North 27th Street Maintenance **Business Improvement District (BID)**



Memorandum

JAN - 3 2602

To: Becky Horner, Planning

From Dennis Bartels, Engineering Services

Subject: B.I.D.'s for North 48th Street and North 27th Street

Date: December 31, 2001

cc: Roger Figard

Nicole Fleck-Tooze Virendra Singh Jim Visger

Engineering Services has no objection to resolution of intent to create business improvement districts for North 27th Street, 'O' to Fair and for North 48th Street from Colby to Adams.